



TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number # 07-12
Application Fee(s) \$ 12,165 -
Receipt # 14331 Date 4/23/07
Date Received 4/23/07
Paid \$ 12,165 -

PLANNING DEPARTMENT

Planning Application

1. **Project Title:** The Village at Loomis
2. **Street Address/ Location:** Eastern terminus of Library Drive
3. **APN(s):** 043-080-044; 043-080-015 ; 044-094-001, 004, 005, 006, 010 **Acreage:** 54± acres total
Zoning: Town Center Commercial (CC); General Commercial (CG) & Single Family Residential (RS-5)
General Plan Designation: Town Center Commercial; General Commercial & Special - Medium High Density Residential 6-8 du/ac.
Current Site Use: Six single family homes, one commercial building, former agriculture use
Surrounding Land Use(s): Single Family residential to the north; I-80 to the southeast; Commercial to the Southwest; Horseshoe Bar Road, Elks Lodge, & Loomis Library to the west.
4. **Property Owner:** Taylor Road Property, Inc. **Contact:** Todd Lowell
Address: 6225 S. Walnut, St., Suite D, Loomis CA 95650
Telephone: 916-660-1720 **Fax:** 660-1723
5. **Project Applicant:** TLA Engineering and Planning, Inc.
Address: 1528 Eureka Road, Suite 100, Roseville CA 95661
Telephone: 916-786-0685 **Fax:** 916-786-0529
6. **Project Engineer/Architect:** TLA Engineering and Planning, Inc.
Address: 1528 Eureka Road, Roseville CA 95661
Telephone: 916-786-0685 **Fax:** 916-786-0529
7. **What actions, approvals or permits by the Town of Loomis does the proposed project require?**

| | |
|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Miscellaneous Permit |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Second Unit Permit |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Review |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Tentative Review |
| <input checked="" type="checkbox"/> Environmental Review | <input type="checkbox"/> Minor Land Division |
| <input checked="" type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Hardship Mobile Home Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Hot Line Adjustment | <input checked="" type="checkbox"/> Zoning Amendment (Rezone) |
| <input type="checkbox"/> Other _____ | |
8. **Does the proposed project need approval by other governmental agencies?**
☒ Yes ☐ no if yes, which agencies? Permits may also be required from California Dept. of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers
9. **Which agencies/utilities provide the following services to the project?** (Please note if not hooked up to sewer or water)

Electricity: PG&E Natural Gas: PG&
Fire Protection: Loomis Fire Protection District Water/Well: PCW
Sewer/Septic: SPMUD Telephone: SBC
High School: Placer Unified High School Dist. Elem. School: Loomis Union School District
Other

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated: June 14, 2007 and find: Regulatory identification number _____

Date of list _____ No problems identified: X

Type of problem _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated 6-28-07 Applicant [Signature]

11. Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose, size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)

Please see attached project description

12. Owner Authorization:

I hereby authorize TLA Engineering + Planning, Inc., the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)

Printed Name(s)

[Signature] Todd R. Lowell 6-28-07
Taylor Road Property, Inc. Date

Date

13. Applicant and/or Owner Hold Harmless:

Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)

Printed Name(s)

[Signature] Todd R. Lowell 6-28-07
Taylor Road Property, Inc. Date

Date

14. Applicant and/or Owner Acknowledgment:

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant

Printed Name(s)

[Signature] Todd R. Lowell 6-28-07
Taylor Road Property, Inc. Date

TOWN OF LOOMIS

PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW APPLICATION

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application): The Village at Loomis
2. What is the general land use category for the project? Mix of residential, commercial, office, and open space
(residential, commercial, industrial, etc.)
3. What are the number of units or gross floor area proposed? 434 dwelling units; 75,790 sq.ft. of commercial and office space
4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes ☒ No ☐.
If yes, show on the site plan and describe. Existing buildings include six residences, a barn and one commercial buildings.
5. Is adjacent property in common ownership? Yes ☐ No ☒. If yes, Assessor's Parcel Number (s) and acreage(s). _____
6. Describe previous land use(s) of the site over the last 10 years. The parcel on the west (Horseshoe Bar Rd.) has been used for residential and commercial uses; the eastern parcel bordering I-80 is vacant.
7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes ☐ No ☒.
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? Based upon the range of residential density and product types we don't have have an accurate estimate of forecasted new residents. More analysis will be completed during the EIR process.
2. Will the project displace or require the relocation of any residential units? Yes ☒ No ☐. If yes, the number. Estimate - Six existing residences will be displaced.
3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) None; the existing uses in the surrounding neighborhood include a mix of residential, commercial, and public uses
4. Will the project create or destroy job opportunities? Create ☒ Destroy ☐ Describe: Buildout of the project will result in a short term increase in local jobs related to construction. Long term job creation would be associated with the office, retail, and restaurant uses and live-work developments.
5. Will the proposed project displace any currently productive use? Yes ☒ No ☐. If yes, describe. The existing commercial building along Horseshoe Bar Road will be demolished to allow for new commercial buildings to be constructed.

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes ☐ No ☒. If yes, describe. None known
2. Will grading on the site be required? Yes ☒ No ☐. If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). Please see Preliminary Grading Plan enclosed.

Estimate the grading area/quantities. 41.7 acres 75,000 cubic yards

3. Will site excavation and fill quantities balance? Yes ☒ No ☐. If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____
4. Are retaining walls proposed? Yes ☐ No ☒. If yes, describe location(s), type(s), height(s), etc. _____
5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion.
The erosion potential for the project site is typical of a mixed development project. However, the project shall comply with Chapter 12.04 GRADING, EROSION AND SEDIMENT CONTROL of the Loomis, CA Municipal Code.
6. Will blasting be required during project construction? Yes ☒ No ☐. If yes, describe. Currently unknown so answer defaults to "yes."
7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes ☐ No ☒. If yes, describe. None known

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes ☒ No ☐. If yes, name/describe the body of water and show on the site plan. A creek, which appears unnamed on the USGS map, runs north to south at the approximate geographic center of the site. The source of the water in this creek is from storm and other surface drainage.
2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes ☐ No ☒. If yes, describe. _____
3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes ☐ No ☐. If yes, describe. N/A
4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. Secret Ravine Creek is south of Interstate 80 to the south of the site.
5. What area/percentage of the project site is presently covered by impervious surface? < 1%
What will be the area/percentage of impervious surface coverage after development? Estimate - 45%
6. Will any runoff from the project site enter any off-site body of water? Yes ☒ No ☐. If yes, identify the destination of the runoff. Secret Ravine Creek
7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes ☐ No ☒. If yes, identify/describe the materials/contaminants present in this runoff. _____
8. Will the project result in the physical alteration of a body of water? Yes ☒ No ☐. If yes, describe. The onsite creek will be spanned with a bridge. There will be a culvert crossing at Doc Barn3es Drive. Construction of these structure may result in a minor alteration of the water body.
9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes ☐ No ☒. If yes, describe. The project will be designed and implemented in compliance with the Placer County Stormwater Management Manual.
10. Are there any areas of the project site that are subject to flooding or inundation? Yes ☒ No ☐. If yes, describe. Approximately 6.5 acres of the project site is within the 100 year flood plan
11. Will the project alter existing drainage channels and/or drainage patterns? Yes ☐ No ☒. If yes, describe. The project proposes mass grading of the site to prepare for future development. Some of the grading would directly affect existing on-site drainage swales. The major wetland feature on the site would not be

affected in that it's current location would remain unchanged. Drainage from the site would still collect in the major wetland feature as it does today. The overall existing drainage pattern will be retained.

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes ☐ No ☐. If yes, describe. Interstate 80

2. Describe the following emissions sources related to project development:

Construction emissions - Extent and duration of site grading activities: Approximately two to three months.

Stationary source emissions - Are woodstoves proposed in residential projects? Yes ☐ No ☒.

Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: Mobile source emissions will be typical of a mixed use development that includes a 148 unit residential subdivision, 203 townhome units, commercial/office buildings totalling 75,800 s.f., and a 77 unit multi-family residential project.

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes ☐ No ☒. If yes, describe (may require the results from specific air quality studies). A Detailed air quality analysis may be required as part of the project's environmental analysis.
4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes ☒ No ☐. If yes, describe. Loomis Grammar School is located approximately 1/4 mile north of the project.
5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions? The project design includes roads and paths throughout the site that encourage bicycle and pedestrian travel. The project is also within walking distance to off-site shopping, restaurants, schools, library, etc.
6. Will vegetation be cleared from the project? Yes ☒ No ☐. If yes, describe the method of disposal. Grubbing and grading operations would result in vegetation removal to an appropriate disposal facility or chipped and mulched on site; no material would be burned.

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes ☒ No ☐. If yes, what is the name of the roadway? Horseshoe Bar Road, Laird Street and Library Drive.

If no, what is the name and distance of the nearest roadway? _____

2. Will new entrances onto local roadways be constructed. Yes ☒ No ☐.
If yes, describe. There will be three main access points constructed as part of the project. Two will be constructed from the future extension of Doc Barnes Drive and one will be extended from Library Drive off of Horseshoe Bar Road.
3. Would any non-automobile traffic result from the development of the project? Yes ☒ No ☐. If yes, describe. Pedestrian and bicycle traffic

4. If applicable, what road standards are proposed within the project? The project proposes development of new street standards that would be specific to the project site. Implementation of these standards would be through creation of a Special Planning District. These standards have yet been developed. However, they would generally consist of two opposing lanes, turn pockets and medians on the highest volume road, and sidewalks and bikelanes separated from the pavement section by a landscape strip.

(Show typical street sections(s) on the site plan.)

5. Will a new entrance(s) onto local roadways be constructed? Yes ☐ No ☒.
If yes, show location(s) on site plan.
6. Describe any frontage improvements to the local roadway(s). Frontage improvements would be constructed along the project's Horseshoe Bar Road and Library Drive Frontage. The project would also construct that portion of Doc Barnes Drive located within the project site.
7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). A detailed traffic impact analysis is currently under preparation.
8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes ☒ No ☐. If yes, describe. The project will generate additional traffic at the Horseshoe Bar Road and I-80 freeway interchange.
9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes ☒ No ☐.
If yes, describe. Bicycle and pedestrian paths or travel lanes will be included as part of the project.
10. Will the project require provisions for parking? Yes ☒ No ☐. If yes, describe the number, size, location and access of the parking facilities proposed. Commercial and office parking spaces are currently proposed similar to those ratios found in the current Town of Loomis Municipal Code. However, because of the nature of this mixed use project and the opportunity provided by the creation of a Special Planning District, specific parking ratios may eventually be employed to take advantage of automobile trip reductions inherent in a mixed use project. Single family residential parking will be provided in accordance with Chapter 13.36 of the Town of Loomis Municipal Code.
11. Will there be company vehicles associated with the project? Yes ☐ No ☒. If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above). _____

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. Oak woodland, annual grassland, and riparian wetland are the dominant vegetation communities observed within the project area as stated in the Wetland Delineation Report dated May 2007 by Northfork Associates, Inc. (please see enclosed).
2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes ☒ No ☐. If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. Tree removal regulated by the Town of Loomis is estimated at 1,038 trees out of a total estimate of 2,194 trees.
3. Briefly describe wildlife typically found in the area. Typical wildlife found in the area includes a variety of bird species, small reptiles, squirrels, skunks, and rodents.
4. Describe changes to site habitat(s) resulting from development of the project. The project shall retain approximately 9.10 acres or 36% open space (a small portion of which is park area) in a combination of public and private ownership that will remain as habitat for local wildlife.

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes ☐ No ☒. If yes, describe. _____
6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes ☒ No ☐. If yes, describe. No such species were specifically observed on the project site, although the site is suitable habitat for a number of special status species known to exist in the region. However at least three Elderberry plants were found on the project site. This is the host plant for the Valley Elderberry Beetle which is a federally listed threatened species. Other known federally-threatened species in the general vicinity include Chinook salmon, Central valley steelhead, and the California red legged frog.
7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes ☐ No ☒. If yes, describe. _____
8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes ☒ No ☐. If yes, describe (type, acreage, etc.). According to the Wetland Delineation reports waters of the United States comprise approximately 5.26 acres.
9. If yes, will project development affect these wetland areas? Yes ☒ No ☐. If yes, describe. Approximately 1.5 acres of waters of the United States would be filled by project implementation.
10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes ☒ No ☐.

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes ☐ No ☒.

If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes ☐ No ☐.

If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes ☒ No ☐. If yes, describe. Interstate 80
2. Describe the noise that will be generated by this project, both during construction and following project development. During construction noise generated will be typically associated with construction activity.

After construction noise associated with residential and small scale commercial activity will be generated but similarly regulated by the town's municipal code.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). The Loomis Fire Protection District facilities are located on Horseshoe Bar Road approximately 200feet west of the project site.
2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). The project site is surrounded on three sides by PCWA's pressurized water system that provides potentially four points of connection for fire protection purposes.
3. Describe the fire hazard and fire protection needs created as a result of project development. Fire hazard and fire protection needs are typical of a mixed use development with small scale commercial/office buildings, 203 townhomes, 77 multifamily dwellings, and 146 single family residential units.
4. Describe the on-site fire protection facilities proposed with this project. On-site fire protection facilities shall be provided in accordance with the Loomis Fire Protection District's standard requirements.

If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? _____

6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. The parking area access, number of spaces and entry/exit for emergency vehicles shall be provided in accordance with the Loomis Fire Protection District's standard requirements.
7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes ☐ No ☒. If yes, describe. _____
8. Estimate the number of persons on-site (residents or employees/visitors) The number of persons on-site (residents or employees/visitors will be typical of a mixed use development with small scale commercial/office buildings, townhomes, multi-family use, and 148 single family residential units.

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). The main access to the residential subdivision will be an extension of Library Drive with no entrance gate.
2. Describe the security protection that will be provided on the site, if any. Not applicable.
3. Describe the location, visibility and lighting of vehicle and equipment storage areas. Not applicable.

WATER

1. Is the project within a public domestic water system district or service area? Yes ☒ No ☐. If yes, describe the district/area. The project site is surrounded on three sides by PCWA's pressurized water system that provides potentially four points of connection.
2. Can the district serve the project? Yes ☒ No ☐.
3. What will be the water source(s) for the project? A pressurized domestic water system that surrounds the project area on three sides.
4. What is the estimated usage and peak usage of the project? 500,000 (per PCWA std.)gpd/ 1,000,000gpd

5. Are there any existing or abandoned wells on the site? Yes ☒ No ☐. If yes, describe (location, depth, yield, contaminants, etc.) Probably

WASTEWATER

1. Is wastewater presently disposed on the site? Yes ☐ No ☒. If yes, describe the method(s) and quantities (gpd). _____
2. Is the project located within a sewer district? Yes ☒ No ☐. If yes, describe. SPMUD
If yes, can the district serve the project? Yes ☒ No ☐.
- Is there sewer service in the area? Yes ☒ No ☐. If yes, what is the distance to the nearest collector line?
Approximately 100 feet
3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 200,000 gpd Public system
4. Will there be any unusual characteristics associated with project wastewater? Yes ☐ No ☒. If yes, describe any special treatment processes that may be necessary for these wastes. _____
5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes ☐ No ☒.

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) The project would likely generate about 90,000 pounds of solid waste per month. Waste would be typical solid municipal waste, not special wastes.
2. Describe the disposal method of this waste material. Auburn-Placer Waste Disposal
3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Determined at later entitlement stages

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? Approximately 2 1/2 miles.
What is the name of this facility? Loomis Basin Community Park.
2. Are any park or recreation facilities proposed as part of the project? Yes ☒ No ☐. If yes, describe. Two parks totalling approximately 1.3 are proposed near the riparian/wetland area. A small park site will also be included in the single family residential area.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Grammar School; Del Oro High School
What are the distances to these schools from the project? Half mile and one mile, respectively.

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes ☒ No ☐.

Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The project proposes creation of a special planning district and design guidelines that will implement the vision created by the General Plan

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes ☒ No ☐.
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. The project proposes creation of a special planning district and design guidelines that will implement the vision created by the General Plan
3. Describe the signage and/or lighting proposed by the project. None with this entitlement application.
4. Is landscaping proposed? Yes ☒ No ☐. If yes, describe. Details will be included when the Special Planning District Ordinance is prepared.

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes ☒ No ☐. If yes, describe. Potentially yes. A cultural resources survey and report is being prepared.
2. What is the nearest archaeological, historical or paleontological site? Griffith Quarry is located approximately 3 1/2 miles north east of the project site.

What is the name of this site? Griffith Quarry State Historic Landmark

June 28, 2007

Ms. Kathy Kerdus
Planning Director
Town of Loomis
6140 Horseshoe Bar Road, Suite K
Loomis, CA 95650

Subject: The Village at Loomis – Entitlement Application

Dear Kathy:

Enclosed herewith you will find an application for entitlements for the Village at Loomis project. Pursuant to our previous conversations our project requires preparation of an EIR. We have, therefore, prepared and provided sufficient information in this application to facilitate preparation and distribution of a Notice of Preparation.

With today's submittal we have notably omitted technical studies. However, a number of them are complete, or currently in production and available shortly. Those studies completed to date are as follows:

- Wetlands delineations
- Environmental Site Assessment
- Acoustical Constraints Analysis
- Preliminary Drainage Analysis
- Northfork Associates is currently preparing Special Status Plant and Species assessments
- Rick Windmiller is completing a cultural resources report.

We have also engaged KD Anderson & Associates to prepare a traffic impact analysis for the project. They will complete their work after further discussions with your Public Works Director regarding cumulative growth assumptions.

It is my hope that you find this submittal sufficient to request a scope of service for EIR services, and to proceed with the initial steps of preparing an EIR. Should you have any questions please feel free to contact me directly.

I look forward to working with you and the Town of Loomis.

Sincerely,



Brad Shirhall
Senior Planner